c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

Account #	Description	Operating	Reserves	Special Project	Totals
	ASSETS				
	Cash				
100	Alliance Operating	$ 41,023.13	$ 0.00	$ 0.00	$ 41,023.13
100-WEB	Webster Operating MMKT	3,763.49	0.00	0.00	3,763.49
12047	First Virginia Community Bank Res CD	0.00	181,189.32	0.00	181,189.32
1335	Alliance Reserve Money Market	0.00	97,220.03	0.00	97,220.03
1335-ENC	Encore Bank Reserve MMKT	0.00	73,458.41	0.00	73,458.41
1335-MET	Metropolitan Bank Reserves	0.00	657,580.10	0.00	657,580.10
1389	Interest Receivable-Ops	0.00	3,736.87	0.00	3,736.87
	Total Cash	**$ 44,786.62**	**$ 1,013,184.73**	**$ 0.00**	**$ 1,057,971.35**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 21,968.74	$ 0.00	$ 0.00	$ 21,968.74
1105	A/R - Int./Late Charges	1,357.81	0.00	0.00	1,357.81
1106	A/R - Admin Fees	665.00	0.00	0.00	665.00
1115	A/R - Other Due from Owners	4,894.55	0.00	0.00	4,894.55
	Accounts Receivable	**$ 28,886.10**	**$ 0.00**	**$ 0.00**	**$ 28,886.10**
1120	Allowance for Uncollectible Accts	$ (9,540.15)	$ 0.00	$ 0.00	$ (9,540.15)
	Total Accounts Receivable	**$ 19,345.95**	**$ 0.00**	**$ 0.00**	**$ 19,345.95**
	Fixed Assets				
1151	Equipment	$ 3,500.00	$ 0.00	$ 0.00	$ 3,500.00
1170	Accum. Depreciation	(3,500.00)	0.00	0.00	(3,500.00)
	Total Fixed Assets	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**
	Other Assets				
1134	Prepaid Insurance	$ 167,406.02	$ 0.00	$ 0.00	$ 167,406.02
1135	Prepaid Expenses	13,346.92	0.00	0.00	13,346.92
1420	Due from Operating	0.00	25,148.80	0.00	25,148.80
	Total Other Assets	**$ 180,752.94**	**$ 25,148.80**	**$ 0.00**	**$ 205,901.74**
	TOTAL ASSETS	**$ 244,885.51**	**$ 1,038,333.53**	**$ 0.00**	**$ 1,283,219.04**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 29,344.68	$ 0.00	$ 0.00	$ 29,344.68
2010	Refund Payable	600.00	0.00	0.00	600.00
2027	Pool Key Deposits	50.00	0.00	0.00	50.00
2030	Accounts Payable	3,944.84	0.00	0.00	3,944.84
2050	Accrued Expenses	3,098.00	0.00	0.00	3,098.00
2060	Due to Reserves	25,148.80	0.00	0.00	25,148.80
2070	Admin Fees Payable	990.00	0.00	0.00	990.00
2112	Income Tax Payable	10,418.00	0.00	0.00	10,418.00
22073	Ins Claim Payable	1,244.06	0.00	0.00	1,244.06
2213	Contract Liability R	0.00	880,315.31	0.00	880,315.31
	Total Liabilities	**$ 74,838.38**	**$ 880,315.31**	**$ 0.00**	**$ 955,153.69**
	EQUITY				
3600	Owners Equity - Operating	$ 146,601.85	$ 0.00	$ 0.00	$ 146,601.85
3700	Owners Equity - Reserves	0.00	70,308.29	0.00	70,308.29
	Net Income/(Loss)	23,445.28	87,709.93	0.00	111,155.21
	TOTAL EQUITY	**$ 170,047.13**	**$ 158,018.22**	**$ 0.00**	**$ 328,065.35**
	TOTAL LIABILITIES & EQUITY	**$ 244,885.51**	**$ 1,038,333.53**	**$ 0.00**	**$ 1,283,219.04**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 41,023	$ 60,000	$ (18,977)
100-WEB	Webster Operating MMKT	3,763	3,752	12
1100	A/R - Owner Assessment	21,969	20,790	1,179
1105	A/R - Int./Late Charges	1,358	1,199	158
1106	A/R - Admin Fees	665	700	(35)
1115	A/R - Other Due from Owners	4,895	3,942	952
1120	Allowance for Uncollectible Accts	(9,540)	(9,540)	0
1134	Prepaid Insurance	167,406	193,744	(26,338)
1135	Prepaid Expenses	13,347	9,689	3,658
1151	Equipment	3,500	3,500	0
1170	Accum. Depreciation	(3,500)	(3,500)	0
	TOTAL ASSETS	**$ 244,886**	**$ 284,275**	**$ (39,390)**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 29,345	$ 34,970	$ (5,625)
2010	Refund Payable	600	600	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	3,945	203	3,742
2050	Accrued Expenses	3,098	3,944	(846)
2060	Due to Reserves	25,149	68,456	(43,308)
2070	Admin Fees Payable	990	990	0
2112	Income Tax Payable	10,418	10,418	0
22073	Ins Claim Payable	1,244	1,244	0
	TOTAL LIABILITIES	**$ 74,838**	**$ 120,875**	**$ (46,037)**
	EQUITY			
3600	Owners Equity - Operating	$ 146,602	$ 146,602	$ 0
	Net Income/(Loss)	23,445	16,798	6,647
	TOTAL EQUITY	**$ 170,047**	**$ 163,400**	**$ 6,647**
	TOTAL LIABILITIES AND EQUITY	**$ 244,886**	**$ 284,275**	**$ (39,390)**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12047	First Virginia Community Bank Res CD	$ 181,189	$ 181,189	$ 0
1335	Alliance Reserve Money Market	97,220	89,599	7,621
1335-ENC	Encore Bank Reserve MMKT	73,458	73,247	212
1335-MET	Metropolitan Bank Reserves	657,580	628,039	29,541
1389	Interest Receivable-Ops	3,737	3,737	0
1420	Due from Operating	25,149	68,456	(43,308)
	TOTAL ASSETS	**$ 1,038,334**	**$ 1,044,268**	**$ (5,934)**
	LIABILITIES & EQUITY			
2213	Contract Liability R	$ 880,315	$ 880,315	$ 0
	TOTAL LIABILITIES	**$ 880,315**	**$ 880,315**	**$ 0**
	EQUITY			
3700	Owners Equity-Rsrv	$ 70,308	$ 70,308	$ 0
	Net Income/(Loss)	87,710	93,644	(5,934)
	TOTAL EQUITY	**$ 158,018**	**$ 163,952**	**$ (5,934)**
	TOTAL LIABILITIES AND EQUITY	**$ 1,038,334**	**$ 1,044,268**	**$ (5,934)**

0372 Pawleys Place HOA
Operating Income Statement
10/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

	Description	Current Period Actual	Current Period Budget	Variance	Year To Date Actual	Year To Date Budget	Variance	Yearly Budget
	INCOME							
4001	Regular Assessments	$ 66,898	$ 66,898	$ 0	$ 668,976	$ 668,980	$ (4)	$ 802,772
4002	Reserve Funding	(7,500)	(7,500)	0	(75,000)	(75,000)	0	(90,000)
4026	Interest Late Charge	116	0	116	402	0	402	0
4027	Late Fees/NSF Fees	52	80	(28)	663	800	(137)	960
4029	Fines/Violations	900	88	812	3,150	880	2,270	1,056
4034	Working Capital Fee	0	430	(430)	5,155	4,300	855	5,160
4057	Cable TV Fee Income	10,930	10,932	(2)	109,298	109,320	(23)	131,188
4120	Interest Income-Operating	13	588	(575)	1,452	5,880	(4,428)	7,059
4199	Miscellaneous Income	677	250	427	486	2,500	(2,014)	3,000
	Total Income	$ 72,086	$ 71,766	$ 320	$ 714,581	$ 717,660	$ (3,079)	$ 861,195
	EXPENSES							
	General & Administrative							
5001	Office Supplies & Expenses	$ 939	$ 422	$ (517)	$ 2,342	$ 4,220	$ 1,878	$ 5,060
5017	Management Services	2,315	2,315	0	23,088	23,150	62	27,782
5021	Audit/Tax Preparation Services	0	0	0	2,305	3,728	1,423	3,728
5023	Insurance Expense	26,338	31,904	5,566	280,944	319,040	38,096	382,850
5034	Licenses & Permits	0	256	256	125	2,560	2,435	3,075
5037	Taxes	0	0	0	10,429	0	(10,429)	0
5039	Property Taxes	0	0	0	0	0	0	350
5015	Legal Services	0	417	417	190	4,170	3,980	5,000
	Total General & Administrative	$ 29,591	$ 35,314	$ 5,723	$ 319,423	$ 356,868	$ 37,445	$ 427,845
	Repairs & Maintenance							
6000	General Maintenance	$ 1,204	$ 1,486	$ 282	$ 18,924	$ 14,860	$ (4,064)	$ 17,826
6039	Termite Bond	1,856	1,708	(148)	15,892	17,080	1,188	20,498
6151	Contract Landscape Maintenance	6,500	6,000	(500)	61,000	60,000	(1,000)	72,000
6152	Landscape Maint	1,800	2,264	464	30,097	22,640	(7,457)	27,171
6157	Irrigation Expense	0	332	332	3,841	3,320	(521)	3,983
6159	Lake&Pond Maintenance	225	305	80	3,671	3,050	(621)	3,654
	Total Repairs & Maintenance	$ 11,585	$ 12,095	$ 510	$ 133,425	$ 120,950	$ (12,475)	$ 145,132
	Pool Expenses							
6400	Pool Contract	$ 800	$ 600	$ (200)	$ 8,000	$ 6,000	$ (2,000)	$ 7,200
6403	Pool Supplies	1,232	417	(815)	6,474	4,170	(2,304)	5,000
6405	Pool Repairs & Maintenance	939	21	(918)	2,797	210	(2,587)	249
6408	Pool Furniture	0	337	337	1,848	3,370	1,522	4,047
	Total Pool Expenses	$ 2,970	$ 1,375	$ (1,595)	$ 19,119	$ 13,750	$ (5,369)	$ 16,496
	Utilities							
7951	Electric	$ 1,709	$ 1,471	$ (238)	$ 14,929	$ 14,710	$ (219)	$ 17,654
7953	Water & Sewer	5,813	5,962	149	59,565	59,620	55	71,539
7957	Trash Removal	3,658	4,092	434	37,524	40,920	3,396	49,107
7963	Cable TV	9,947	10,932	985	105,521	109,320	3,799	131,189
7972	Telephone	165	186	21	1,630	1,860	230	2,233
	Total Utilities	$ 21,292	$ 22,643	$ 1,351	$ 219,170	$ 226,430	$ 7,260	$ 271,722
	Total Expenses	**$ 65,439**	**$ 71,427**	**$ 5,988**	**$ 691,136**	**$ 717,998**	**$ 26,862**	**$ 861,195**
	NET INCOME/(LOSS)	**$ 6,647**	**$ 339**	**$ 6,308**	**$ 23,445**	**$ (338)**	**$ 23,783**	**$ 0**

0372 Pawleys Place HOA
Comparative Monthly Actual Report
10/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

	Descriptions Account	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Yearly 2025
	INCOME													
4001	Regular Assessments	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,898	$ 66,894	$ 802,768
4002	Reserve Funding	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(90,000)
4026	Interest Late Charge	(7)	0	0	82	0	0	(5)	105	110	116	0	0	402
4027	Late Fees/NSF Fees	(55)	105	105	65	130	105	96	(15)	75	52	80	80	823
4029	Fines/Violations	150	0	0	0	150	450	0	1,500	0	900	88	88	3,326
4034	Working Capital Fee	1,715	860	0	860	860	0	0	0	860	0	430	430	6,015
4057	Cable TV Fee Income	10,927	10,927	10,935	10,930	10,930	10,930	10,930	10,930	10,930	10,930	10,932	10,936	131,166
4120	Interest Income-Operating	338	307	340	331	68	14	14	14	14	13	588	591	2,631
4199	Miscellaneous Income	0	0	0	0	0	33,938	0	(34,128)	0	677	250	250	986
	Total Income	$ 72,465	$ 71,596	$ 70,777	$ 71,666	$ 71,535	$ 104,834	$ 70,433	$ 37,803	$ 71,386	$ 72,086	$ 71,766	$ 71,769	$ 858,116
	EXPENSES													
	General & Administrative													
5001	Office Supplies & Expense	$ 114	$ 250	$ 146	$ 125	$ 42	$ 0	$ 291	$ 54	$ 382	$ 939	$ 422	$ 418	$ 3,182
5017	Management Services	2,347	2,272	2,272	2,272	2,272	2,272	2,435	2,315	2,315	2,315	2,315	2,317	27,720
5021	Audit/Tax Preparation Ser	0	0	2,300	105	2,200	0	0	(2,300)	0	0	0	0	2,305
5023	Insurance Expense	30,778	27,800	30,778	30,355	28,913	26,970	26,338	26,338	26,338	26,338	31,904	31,906	344,754
5034	Licenses & Permits	0	125	0	0	0	0	0	0	0	0	256	259	640
5037	Taxes	0	0	0	9,177	1,252	0	0	0	0	0	0	0	10,429
5039	Property Taxes	0	0	0	0	0	0	0	0	0	0	350	0	350
5015	Legal Services	0	0	0	0	0	190	0	0	0	0	417	413	1,020
	Total General & Administr	$ 33,239	$ 30,447	$ 35,496	$ 42,034	$ 34,679	$ 29,432	$ 29,063	$ 26,406	$ 29,035	$ 29,591	$ 35,664	$ 35,313	$ 390,400
	Repairs & Maintenance													
6000	General Maintenance	$ 0	$ 1,852	$ 1,074	$ 8,440	$ 0	$ 0	$ 1,354	$ 2,585	$ 2,415	$ 1,204	$ 1,486	$ 1,480	$ 21,890
6039	Termite Bond	0	0	1,740	3,538	1,740	1,740	1,798	1,798	1,682	1,856	1,708	1,710	19,310
6151	Contract Landscape Mainte	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,500	6,500	6,000	6,000	73,000
6152	Landscape Maint	0	3,700	1,950	950	3,800	30,715	5,657	(18,475)	0	1,800	2,264	2,267	34,628
6157	Irrigation Expense	0	0	0	756	290	0	999	596	1,200	0	332	331	4,504
6159	Lake&Pond Maintenance	225	225	225	225	225	371	225	1,500	225	225	305	299	4,275
	Total Repairs & Maintenan	$ 6,225	$ 11,777	$ 10,989	$ 19,909	$ 12,055	$ 38,826	$ 16,033	$ (5,996)	$ 12,022	$ 11,585	$ 12,095	$ 12,087	$ 157,607
	Pool Expenses													
6400	Pool Contract	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 800	$ 600	$ 600	$ 9,200
6403	Pool Supplies	0	0	782	370	639	609	1,423	1,242	177	1,232	417	413	7,304
6405	Pool Repairs & Maintenanc	0	0	403	45	0	887	523	0	0	939	21	18	2,836
6408	Pool Furniture	0	0	0	0	0	0	0	202	1,646	0	337	340	2,525
	Total Pool Expenses	$ 800	$ 800	$ 1,985	$ 1,215	$ 1,439	$ 2,296	$ 2,746	$ 2,244	$ 2,623	$ 2,970	$ 1,375	$ 1,371	$ 21,865
	Utilities													
7951	Electric	$ 1,301	$ 1,300	$ 1,396	$ 1,330	$ 1,589	$ 1,507	$ 1,517	$ 1,641	$ 1,641	$ 1,709	$ 1,471	$ 1,473	$ 17,873
7953	Water & Sewer	5,280	6,156	5,894	4,937	6,097	5,936	5,652	7,889	5,912	5,813	5,962	5,957	71,484
7957	Trash Removal	4,418	4,033	3,465	3,658	3,658	3,658	3,658	3,658	3,658	3,658	4,092	4,095	45,711
7963	Cable TV	11,533	11,528	11,528	11,528	9,669	9,947	9,947	9,947	9,947	9,947	10,932	10,937	127,390
7972	Telephone	155	155	165	165	165	165	165	165	165	165	186	187	2,003
	Total Utilities	$ 22,687	$ 23,172	$ 22,447	$ 21,618	$ 21,177	$ 21,213	$ 20,939	$ 23,300	$ 21,323	$ 21,292	$ 22,643	$ 22,649	$ 264,462
	Total Expenses	**$ 62,951**	**$ 66,196**	**$ 70,918**	**$ 84,776**	**$ 69,351**	**$ 91,767**	**$ 68,781**	**$ 45,955**	**$ 65,003**	**$ 65,439**	**$ 71,777**	**$ 71,420**	**$ 834,333**
	NET INCOME/(LOSS)	**$ 9,515**	**$ 5,400**	**$ (140)**	**$ (13,111)**	**$ 2,185**	**$ 13,067**	**$ 1,652**	**$ (8,152)**	**$ 6,383**	**$ 6,647**	**$ (11)**	**$ 349**	**$ 23,783**

c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

	Description	Current Period Actual	Current Period Budget	Variance	Year To Date Actual	Year To Date Budget	Variance	Yearly Budget
	INCOME							
4202	Reserve Funding	$ 7,500	$ 7,500	$ 0	$ 75,000	$ 75,000	$ 0	$ 90,000
4299	Misc Income-Reserves	0	0	0	33,938	0	33,938	0
4320	Interest Income Reserves	2,294	0	2,294	29,275	0	29,275	0
	Total Income	$ 9,794	$ 7,500	$ 2,294	$ 138,212	$ 75,000	$ 63,212	$ 90,000
	EXPENSES							
9003	Irrigation System	$ 10,128	$ 0	$ (10,128)	$ 16,428	$ 0	$ (16,428)	$ 0
9005	Reserve Study	0	0	0	4,600	0	(4,600)	0
9040	Landscaping Reserves	0	0	0	18,475	0	(18,475)	0
9052	Bulkhead Expense	0	0	0	5,400	0	(5,400)	0
9068	Column Skirt Painting	5,600	0	(5,600)	5,600	0	(5,600)	0
	Total Expenses	$ 15,728	$ 0	$ (15,728)	$ 50,503	$ 0	$ (50,503)	$ 0
	NET INCOME/ (LOSS)	**$ (5,934)**	**$ 7,500**	**$ (13,434)**	**$ 87,710**	**$ 75,000**	**$ 12,710**	**$ 90,000**

0372 Pawleys Place HOA
Monthly Comparative Reserves
10/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass
Murrells Inlet SC 29576

FirstService Residential SC

	Account Descriptions	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Yearly 2025
	INCOME													
4202	Reserve Funding	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 90,000
4299	Misc Income-Reserves	0	0	0	0	0	0	0	33,938	0	0	0	0	33,938
4320	Interest Income Reserves	2,226	6,234	3,984	2,411	3,614	1,979	2,085	2,161	2,288	2,294	0	0	29,275
	Total Income	$ 9,726	$ 13,734	$ 11,484	$ 9,911	$ 11,114	$ 9,479	$ 9,585	$ 43,599	$ 9,788	$ 9,794	$ 7,500	$ 7,500	$ 153,212
	EXPENSES													
9003	Irrigation System	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,150	$ 3,150	$ 10,128	$ 0	$ 0	$ 16,428
9005	Reserve Study	0	0	0	0	0	0	2,300	2,300	0	0	0	0	4,600
9040	Landscaping Reserves	0	0	0	0	0	0	0	18,475	0	0	0	0	18,475
9052	Bulkhead Expense	0	0	0	0	0	0	0	0	5,400	0	0	0	5,400
9068	Column Skirt Painting	0	0	0	0	0	0	0	0	0	5,600	0	0	5,600
	Total Expenses	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,300	$ 23,925	$ 8,550	$ 15,728	$ 0	$ 0	$ 50,503
	NET INCOME/ (LOSS)	**$ 9,726**	**$ 13,734**	**$ 11,484**	**$ 9,911**	**$ 11,114**	**$ 9,479**	**$ 7,285**	**$ 19,674**	**$ 1,238**	**$ (5,934)**	**$ 7,500**	**$ 7,500**	**$ 102,710**